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3
4 BILL NO. Z-74-04- 15

5 ZONING MAP ORDINANCE NO. Z- East

6 AN ORDINANCE amending the City of Fort
7 Wayne Zoning Map No. C 5

8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
9 FORT WAYNE, INDIANA:

10 SECTION 1. That the area described as follows is hereby
11 designated a B1A District under the terms of Chapter 36, Municipal
12 Code of the City of Fort Wayne, Indiana, 1946, as amended by
13 General Ordinance No. 2836 and amendments thereof; and the symbols
14 of the City of Fort Wayne Zoning Map No. C5, referred to therein,
15 established by Section 9, Article III of said Chapter as amended,
16 are hereby changed accordingly, to-wit:

17 Lot # B - Lake Side Park Addition,
18 commonly known as 1225 Rivermet

19 SECTION 2. This Ordinance shall be in full force and
20 effect from and after its passage, approval by the Mayor and
21 legal publication thereof.

22 
23 Councilman

24 APPROVED AS TO FORM
25 AND LEGALITY,

26 
27 CITY ATTORNEY

Read the first time in full and on motion by Nuckols, seconded by Guigo, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and ~~Public Hearing~~ to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 197____, at _____ o'clock P.M., E.S.T.

Date: 4-9-74

Charles W. Titus
CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by V. Schmidt, and duly adopted, placed on its passage. Passed (LOST) by the following vote:

	AYES <u>0</u>	NAYS <u>9</u>	ABSTAINED _____	ABSENT _____ to-wit:
BURNS	_____	<u>X</u>	_____	_____
HINGA	_____	<u>X</u>	_____	_____
KRAUS	_____	<u>X</u>	_____	_____
MOSES	_____	<u>X</u>	_____	_____
NUCKOLS	_____	<u>X</u>	_____	_____
SCHMIDT, D.	_____	<u>X</u>	_____	_____
SCHMIDT, V.	_____	<u>X</u>	_____	_____
STIER	_____	<u>X</u>	_____	_____
TALARICO	_____	<u>X</u>	_____	_____

DATE: 6-11-74

Charles W. Titus
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(Zoning Map)~~ ~~(General)~~ ~~(Annexation)~~ ~~(Special)~~ ~~(Appropriation)~~ Ordinance ~~(Resolution)~~ No. _____ on the _____ day of _____, 197____.

ATTEST: (SEAL)

Charles W. Titus
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 197____, at the hour of _____ o'clock _____ M., E.S.T.

CITY CLERK

Approved and signed by me this _____ day of _____, 197____, at the hour of _____ o'clock _____ M., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on April 9, 1974, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-74-04-15; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

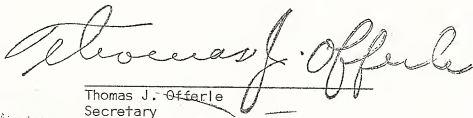
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on May 13, 1974;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held May 20, 1974.

Certified and signed this
21st day of May, 1974.



Thomas J. Offerle
Secretary

Bill No. Z-74-04-15

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. C5

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do not PASS.

John Nuckols - Chairman

Vivian G. Schmidt - Vice-Chairman

William T. Hinga

Paul M. Burns

Donald J. Schmidt

CONCURRED IN

DATE 6-11-74 CHARLES W. WESTERMAN, CITY CLERK

RECEIPT

GENERAL FUND

N^o 266

FT. WAYNE, IND.

RECEIVED FROM

THE SUM OF

ON ACCOUNT OF

March 8, 1974

Betty Jean Moore (Knisely)

\$ 50⁰⁰

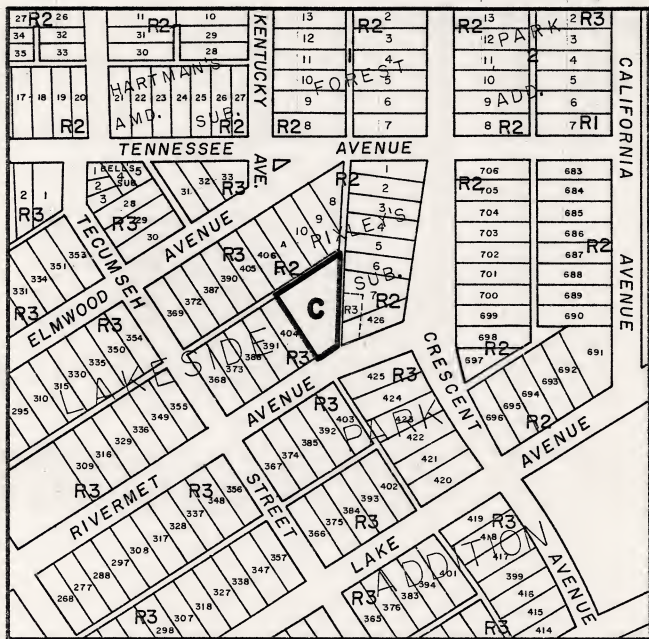
Gift

DOLLARS

Resoning S Lot # B - Lakeside
Park Addition (1225 Rivermet)

Becky Escobedo

AUTHORIZED SIGNATURE



C CHANGE FROM R2 TO BIA

2-74-04-15

PETITION FOR ZONING ORDINANCE AMENDMENT

Receipt No. _____

TO: COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA

Date Filed _____

Intended Use _____

I/We Betty Jean Moore (Knisely)
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana,
by reclassifying from a/an R-2 district to a/an B-1-A district the
property described as follows:

Lot # B - Lake Side Park Addition, commonly known as 1225 Rivermet.

(Legal Description)

Lakeside Park Add

Lot B 3-29-73 73/7200

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum
(51%) or more of the property described in this petition.

Betty Jean Moore (Knisely) 1225 Rivermet Betty Jean Moore (Knisely)

(Name)

(Address)

(Signature)

Legal Description Checked By: _____
(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Mrs. Betty Jean Knisely
(Name)

209 Elmer Ave. / 46808
(Address)

748-0257
(Telephone Number)

CITY PLAN COMMISSION, CITY-COUNTY BUILDING, Room # 880, ONE MAIN STREET, FORT WAYNE,
INDIANA, 46802 Telephone Number: 423-7571

Z-740415

Dear Gentlemen,

We live at 1228 Elmwood
Fort Wayne 46805. You are
considering changing our
block from R2 to B1A. We
don't want B1A (limited
business) zoning we want
it left at R2 (family
residential). Thank you.

Mr & Mrs James Jackson
1228 Elmwood
Fort Wayne, Indiana
46805



Mr. & Mrs. Robert J. Spittler
1210 Columbia Ave.
Fort Wayne, Indiana 46805
Phone: 427-9204

To: City Plan Commission
City-County Bldg.

May 9, 1974

Re: "Property at the corner of Rivermet and
Crescent from R2 to B1A."

Absolutely not! No

Reasons: (1) Parking Problems

(2) Residential Status maintained please

(3) Rivermet is narrow, Crescent has
limited parking & that is right on
the curve, it is narrow too!

What about our pedestrians, children
walking home from school - (I am
an ex-crossing guard in this area -
and bikers) and church goers -
and nursery school patrons
with 3, 4, & 5 yr. olds.

(4) Lakeside neighborhood is one
of the oldest residential areas of
Ft. Wayne.

(5) ¹²¹⁰ Columbia is two blocks from this
street - for 10 years our walking hazards
~~have~~ ^{have} been serious enough!

(over please)

Respectfully submitted:

L. Spittler
Robert F. Spittler

2-74-04-15

PETITION OPPOSING B.I.A. ZONING
AT 1225 RIVERMET
MAY 13, 1974

NAME	REASON
Mr & Mrs. Doug Woodside (owner) 1713 RIVERMET	Lack of parking space & the neighborhood is solely residential.
Dorella Sage (owner) 1716 Rivermet	crowded parking conditions
James A. Ephraim (owner) 1210 Rivermet	To much Congestion
Mr & Mrs. Jerry Trafler (owner) 1207 Rivermet Ave.	crowded parking, Priority kept ^{to} residential area
Mr & Mrs Harry Ricklos (tenant) 1211 Rivermet Ave	crowded parking conditions
Kenneth Tyrrill (tenant) 1221 Rivermet	Crowded Parking
Dick Graft (tenant) 1123 Crescent	Parking problems
Cheryl Carbaugh (tenant) 1213 1/2 Rivermet	Parking conditions
Mr. & Mrs. Neal V. Trout, Jr. (tenant) 1209 Rivermet ave,	Overcrowded Parking Conditions - have to keep it residential, also danger to small children in the area.

Mrs. Fernel Williams (owner) Reason
1218 Rivermet Ave., Crowded parking and
we prefer to keep the
neighborhood strictly
residential.

Mrs. Susanna H. Lyon (owner) Crowded parking and
1222 Rivermet Ave., Prefer to keep
residential
Hank West (owner) Crowded parking - no business
1203 Crescent around

William Butz (owner) Prefer to keep it residential
1208 Rivermet Crowded parking.

Fred O. Schroeder (owner) too many businesses close
1204 Rivermet already - too much traffic
already

Mrs. Royal Catterman (owner)
1203 Rivermet
like to keep it residential,

Mrs. Penny Simcoe (owner) Not enough parking area.
1227 Rivermet Ave. Want this neighborhood
residential.
would not like all the
extra traffic down the alley.

Fred Adamek (owner) too much noisy
1219 RIVERMET traffic

Edw. L. Drurphy (owner)
1209 - 1211 Rivermet
Fort Wayne Ind.

Residential and business
locations do not cooperate.
This is a refined residential neighborhood

Sara Keiter (owner)
1214 Elmwood

F. J. Wayne

Ernest Osborne (owner)
1242 Elmwood

Lorna Eakin owner The need to keep it
1218 Elmwood residential

Earl H. Coy (owner) Parking conditions
1234 Elmwood

May 13, 1974

We, residents of Lakeside Area, oppose the rezoning from R2 to B1A for the property described as lot #6-Lakeside Park Addition, commonly known as 1225 Rivermet for the following reasons:

1. The rezoning would permit business establishments in the neighborhood and change the residential characteristic of the neighborhood.
2. A business would reduce property value for resident property owners.
3. Operation of a business would increase congestion and parking problems in the area.

- 1 Mr & Mrs Daniel W. Smith
- 2 1601 Crescent Ave.
- 3 ~~Harvey Fegher~~ 1602 Crescent Ave.
- 4 ~~Ronald J. Jackson~~ 1602 Crescent Ave.
- 5 Deborah Behnke 1527 Crescent
- 6 Hazel D. Lieb - 1519 Crescent Ave
- 7 Cashyng Adamsky 1515 Crescent Ave
- 8 A.A. Sweet 1507 Crescent Ave
- 9 Mabel O Moss 1605 Crescent
- 10 Mr. & Mrs. Don E. May 1609 Crescent
- 11 Mr. & Mrs. Floyd E. Schutt 1613 Crescent Ave.
- 12 Mr & Mrs Robert C. Wiard 1524 Crescent Ave.
- 13 Miss Agnes. Arens 1514 Crescent Ave
- 14 Mr. E. Spruiell 1524 Crescent Ave.
- 15 Mrs. Mandell Kaysen 1221 Crescent Ave
- 16 Walter H. Earl 1215 Crescent Ave.
- 17 Margaret N. Earl 1215 Crescent Ave.
- 18 James A. Fletcher 1219 Crescent Ave.
- 19 John F. Otto 1515 California Ave.
- 20 P. Rosemary Ott 1515 California Ave
- 21 Carolyn Hurley 1530 Crescent Ave.
- 22 Jimmy Mykantz 1511 California Ave.
- 23 Nancy S. Anneman 1520 Crescent Ave.
- 24 Madeline Hemmenan 1520 Crescent Ave.
- 25 E. W. Rank 1614 Crescent Ave.
- 26 Gladys D. Rank
- 27 Terry Martenson 1509 Crescent Ave.
- 28 Oscar J. Kopper 1207 Crescent
- 29 David W. Myerantz 1511 California
- 30 Mr & Mrs Byron E. Enklack 1501 California Ave.

May 13, 1974

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	NAME	ADDRESS	
31	Gerald Kray	1120 Crescent Ave	owner
32	Doris Kray	1120 Crescent Ave.	"
33	G & E Driver	1122 Crescent Ave	"
34	James E. Murphy	1114 Crescent Ave	"
35	Mr & Mrs Michel	1257 LAKE AVE	"
36	Mr & Mrs W. Richmond	1111 Crescent Ave	"
37	Jane L. Macy	1107 Crescent Ave	
38	Helen E. Morley	1103 Crescent Ave.	
39	Joan Conn	1502 Crescent Ave	"
40	Raymond L. Conn	1502 Crescent Ave.	"
41	Mrs. Mildred Verstynen	1510 Crescent Ave.	"
42	Mrs Laurel Reinking	1117 Crescent Ave	owner
43	Arthur E. Niemeyer	1219 California	"
44	Velma M. Niemeyer	1219 California	"
45	Clyde Peirce	1221 California Ave.	owner
46	Mr & Mrs Arthur C. Lyon	1123 Crescent Ave.	owner
47	Mrs Carl Schloer	1204 Crescent Ave	owner
48	Mrs Walter A McComb Jr	1241 Lake Ave	owner
	Helen Shearer	1253 Lake	owner

May 13, 1974

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49 Mrs. Daniel J. Krough

50 Jack Carter

51 Candice L. Carter

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment Ordinance 3-74-04-1.5

DEPARTMENT REQUESTING ORDINANCE City Plan Commission

SYNOPSIS OF ORDINANCE Preparation of a Zoning Map Amendment Ordinance

Petition initiated by property owners to rezoning property located as follows:

Lot # B - Lakeside Park Addition, commonly known as 1225 Rivermet.

From "R2" to "B1A"

EFFECT OF PASSAGE Property is presently zoned "R2" - Two family residential. Petitioners are requesting a "B1A" District - Limited Business.

EFFECT OF NON-PASSAGE Property would remain Two Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) None

ASSIGNED TO COMMITTEE (J.N.) Regulation